



23 Streatham High Road, SW16 1DS

Large shop and ancillary accommodation to let with close to a 10m frontage and with an overall floor in excess of 3,000ft². May sell.

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23 Streatham High Road, London, SW16 1DS

£42,500 per annum exclusive

LOCATION: - The property is situated fronting Streatham High Road virtually opposite a Tesco Metro convenience store and forming part of a highly prominent parade. Streatham High Road forms part of the main A23 commuter route and the property benefits from significant passing vehicular traffic and a good deal of pedestrian flow generated by the nearby traders and by the proximity to large amounts of residential property particularly within blocks positioned on the High Road. The property is a short walk to Streatham Hill mainline station and there are numerous bus routes that service the vicinity.

DESCRIPTION: - The property comprises a ground floor lock up shop fronted premises most recently used as offices for a local newspaper but considered suitable for a wide variety of operations. The property has a good size open plan sales area and large ancillary accommodation to the rear providing storage, office and staff facilities.

ACCOMMODATION:

Gross frontage	9.73m
Internal width	8.8m
Shop depth	19.2m
Sales area	169.78m ² (1820ft ² approx)
Storage	94.75m ² (1020ft ² approx)
Office	8.82m ² (95ft ² approx)
Staffroom	13m ² (140ft ² approx)

Male and female WC facilities. Rear fire exit.

USE/PLANNING: - We understand the property currently falls within Class A1 (General Retail) of the current Use Classes Order and is considered suitable for a variety of trades.

TENURE: - The property is offered by way of a new lease, the length of which is to be negotiated. The client may consider a disposal of their head lease held for a term of 125 years from 30th May 1989 at a peppercorn ground rent.

RENT: - An initial rent of £42,500 per annum exclusively sought.

EPC RATING: - The property has an Energy Performance Certificate rating of 79 within Band D Rating.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

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Viewings by prior arrangement - call our team for more information

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